



**Bartlein
& Company, Inc.**
Managers of Real Property

F E B R U A R Y , 2 0 1 3
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		3,945.20		
MAINT. FEES/ASSESSMENTS	64,570.93	7.9%	135,655.41	16.6%	816,240.00
LATE FEES	100.92	N/A	237.99	N/A	- 0 -
OTHER INCOME	150.00	N/A	150.00	N/A	- 0 -
TOTAL INCOME	64,821.85	7.9%	136,043.40	16.7%	816,240.00
CLEANING & JANITORIAL	615.00	4.7%	2,500.00	19.2%	13,000.00
ELECTRIC	1,740.92	8.3%	3,256.30	15.5%	21,000.00
LANDSCAPE MAINTENANCE	5,085.00	7.9%	10,170.00	15.9%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	3,708.08	21.8%	4,388.08	25.8%	17,000.00
MANAGEMENT FEES	2,399.00	8.3%	4,798.00	16.7%	28,788.00
PAINTING & DECORATING	- 0 -	0.0%	- 0 -	0.0%	1,000.00
POOL MAINT & SUPPLIES	1,111.72	7.4%	2,218.44	14.8%	15,000.00
POOL HEATING (GAS)	937.11	11.7%	1,733.64	21.7%	8,000.00
REPAIRS & MAINTENANCE	2,121.13	4.2%	3,896.44	7.8%	50,000.00
RUBBISH REMOVAL	3,646.16	8.1%	7,292.32	16.2%	45,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	54.04	0.9%	728.97	12.1%	6,000.00
WATER & SEWER	- 0 -	0.0%	582.64	2.3%	25,000.00
INSURANCE	4,581.10	4.4%	9,162.20	8.7%	105,000.00
PEST CONTROL	250.00	8.3%	750.00	25.0%	3,000.00
PROFESSIONAL FEES	45.00	0.9%	115.00	2.3%	5,000.00
TELEPHONE EXPENSE	41.71	7.0%	83.95	14.0%	600.00
MISCELLANEOUS EXPENSE	58.20	1.9%	156.90	5.2%	3,000.00
OPERATING EXPENSES	26,394.17	6.4%	51,832.88	12.6%	412,888.00
RESERVE EXPENDITURES	70,156.18	24.3%	120,422.42	41.6%	289,300.00
TOTAL EXPENDITURES	96,550.35	13.7%	172,255.30	24.5%	702,188.00
CASH FLOW: Income-Expense	(31,728.50)	-27.8%	(36,211.90)	-31.8%	114,052.00
INCOME TAX	- 0 -	0.0%	- 0 -	0.0%	(1,500.00)
TRANSFER TO RESERVE	(18,271.50)	15.5%	(22,733.30)	19.3%	(117,552.00)
TRANSFER FROM RESERVE	50,000.00	N/A	60,000.00	N/A	- 0 -
OTHER TRANSACTIONS	31,728.50	-26.7%	37,266.70	-31.3%	(119,052.00)
CURRENT BALANCE	5,000.00		5,000.00		

BALANCE SHEET

FEBRUARY 28, 2013

(Unaudited)

EUCALYPTUS GROVES OWNERS' ASSOCIATION**ASSETS:**

Operating Account			\$5,000.00
Savings/Reserves:			
MM	Community West Bank # 1502484	0.50	\$262,330.48
4/4/13	CDARS/Sovereign Bank # 1014750823	0.15	50,000.00
4/4/13	CDARS/Sovereign Bank # 1014734151	0.15	115,000.00
5/23/13	CDARS/Flagstar Bank # 1014576319	0.14	70,000.00
2/21/13	CDARS/Banco Popular # 1014221049	0.12	0.00
3/21/13	CDARS/Bank of China # 1014677379	0.15	200,000.00
4/18/13	CDARS/Sovereign Bank # 1014795088	0.13	110,000.00
4/18/13	CDARS/EverBank # 1014808694	0.13	100,000.00
3/7/13	CDARS/Flagstar Bank # 1014623872	0.10	170,000.00
12/19/13	CDARS/Western Alliance # 1014679681	0.25	230,000.00
1/0/00	Other # -----	0.00	0.00
1/0/00	Other # -----	0.00	0.00
1/0/00	Other # -----	0.00	<u>0.00</u>
			1,307,330.48
Accounts Receivable:			
Due From Unit Owners			23,980.20
Other Receivables			<u>0.00</u>
			23,980.20
TOTAL ASSETS			\$1,336,310.68
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LIABILITIES:

Accounts Payable	\$20,000.00
Prepaid Assessments	6,059.60
TOTAL LIABILITIES	
26,059.60	

FUND BALANCES:	1,310,251.08
TOTAL LIABILITIES & FUND BALANCES	
\$1,336,310.68	
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Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.